

## **Copperfield Homeowners Association Meeting**

Monday, September 8, 2025

Copperfield Clubhouse

7 pm

Present: Tyler Watson, Pat Dour, Ron Bekebrede, Kathleen Mullins, Todd Guilford, Rob Garbus, John Cecil, Brian Schmidt. Chelsea Sellars, Kim Bishop, Rammohan Ragade

Absent:

Call to Order: 7:00 PM

Motion made to approve minutes by Ron and seconded by Tyler Watson. All in favor.

Tyler made a motion to increase dues by \$96 for 2026 and Pat seconded the motion. All in favor. Tyler will come up with communication to send out to the residents.

### **Open Forum**

Mr. Cecil is here to discuss the proposal of dues increases over the next few years to fund projects. Is now the right time to do that? Tyler explained why the board is making the decision in raising dues.

Ms. Sellars is here to ask about the tennis courts. She expressed interest in keeping the tennis courts instead of limiting to just one and having two pickle ball courts. Tyler explained that nothing is in stone and that we will do more due diligence before any decisions are made.

Mr. Schmidt is asking about the white truck in the parking lot. Tyler explained that the board approved for him to park there periodically.

### **Civic Action**

N/A

### **Financials**

Lot 93 is sold and Kathleen will update the information in Buildium.

Ron went over the financials and Tyler made a motion to approve and Pat seconded. All in favor.

## **Maintenance**

Pat spoke with Signarama and the sign has been manufactured but the installer has been out sick. Hopefully it will be done this week.

Pat is going to check with Klausing to see if they will come out and seed the front of the clubhouse again.

Louisville Loop contacted us about a sprinkler. Apparently our sprinklers are in the right of way. If we do not have a permit for this we will be responsible for having them moved.

Stephanie will be out to replace the Golden Mops that died out in front of the clubhouse.

## **Pool**

A leak was found in the pool. We were quoted \$11000 but we exceeded that quote. The final cost will be in, in the next few weeks when the project is done.

Todd closed everything for the pool.

Todd will purchase new umbrellas to replace the ones that are broken. He will also purchase whatever else is needed for the next season.

## **Activities**

This Thursday we have a food truck coming. Boo Boo's Smoke Shack

Trivia Night is coming up on September 27, 2025. (Sharon Watson is leading this activity)

Annual 5k is on October 11, 2025 (Sharon Watson is leading this activity)

Fall Festival is on October 18, 2025 (Madalyn Brock is leading this activity)

Adjourned: 8:32 pm

Next meeting: October 13, 2025